

VICINITY MAP
S-5, T-3-S, R-5-W

COVENANTS, RESTRICTIONS AND LIMITATIONS

These covenants, limitations, and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until 12/31/2010, at which time said covenants, limitations and restrictions shall be automatically extended for successive ten year periods unless by a vote of two-thirds (2/3) of the lot owners in the subdivision it is agreed to change said covenants in whole or in part. Each lot within the subdivision shall have one (1) vote per lot for the purpose of changing the covenants. If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants, limitations or restrictions herein, it shall be lawful for any person or persons owning lots in the subdivision to prosecute any proceedings at law or inequity against the person or persons violating or attempting to violate any such other provisions which shall remain in full effect.

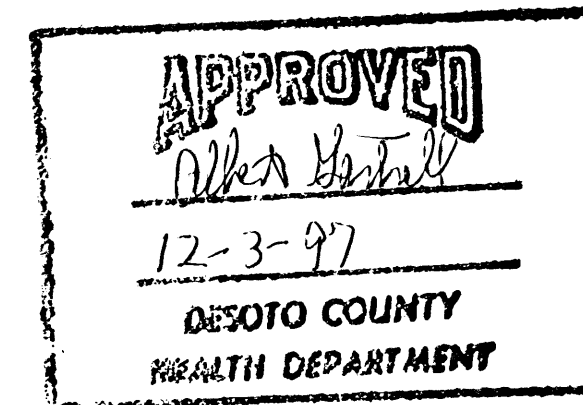
- No lot within the subdivision may be subdivided.
- Site built homes and/or mobile homes may be allowed on other lots, provided however, each mobile home shall be underpinned with masonry materials or approved manufactured under starting with suitable landscaping approval by the developer. No previously owned mobile homes will be allowed unless approved by the developer in writing.
 - Mobile homes shall be at least 14-feet in width.
 - Roofs must be pitched on at least a 3/12 covered with material that is residential in appearance including, but not limited to, wood, asphalt, or fiberglass shingles, but excluding corrugated aluminum, corrugated fiberglass, or metal roof.
 - Exterior siding must be residential in appearance, including but not limited to, clapboards, simulated clapboards such as conventional vinyl or horizontal metal siding, wood shingles, shakes, or similar material, but excluding smooth rived, or corrugated or plastic panels.
 - All exterior siding materials shall extend to ground level, except when a solid concrete or masonry perimeter is used.
- No animals may be raised or kept for commercial purposes, except as stated below. House hold pets may be kept, bred or maintained for commercial purposes. All swine are prohibited. Notwithstanding the above, horses and cattle may be raised and kept for commercial purposes provided that no more than two large animals per acre (horses and cattle) are permitted on any lot. Other animals may be permitted at the developer's discretion in writing.
- All dwellings or other structures on lots must be in compliance with the requirements of the DeSoto County Planning Commission.
- No noxious or offensive trade or activity may be carried on upon any lot nor may anything be done thereon which may be or become a nuisance or annoyance to the neighborhood. No business or trade of a commercial nature may be carried on upon any lot.
- Easements for the installation and maintenance of the utilities and drainage areas are reserved as shown on the plat. There is a 50-foot front yard minimum set-back from the road right-of-way on each lot and a 50-foot minimum rear yard set-back.
- All water wells and sewer disposal units must be approved by the DeSoto County Health Department and comply with their regulations.
- No uncensored, abandoned or junked vehicles and/or junked appliances may be kept on any of the lots in the subdivision or within the right-of-way of the roads within the subdivision.
- No structure of a temporary nature such as basements, tents, sheds, garages, barns, motor homes or other out buildings shall at any time be used, either temporarily or permanently, as a residence.
- No dumping or accumulation of trash, garbage, discarded personal effects, or other debris shall be permitted.
- Trash, garbage and other waste or rubbish shall be kept in a sanitary container provided specifically for or those purposes. All equipment for the storage and disposal of such materials shall be approved by the County and shall be kept in a clean, sanitary and orderly condition.
- No two (2) or more single mobile homes may be combined to form a single unit. All double wide mobile homes, or larger, must be manufactured as a unit.
- No inoperative uncensored vehicles or parts of same, shall be permitted.
- All driveways installed to the property from its abutting roadway must use a pipe of sufficient size and length or insure proper drainage, if a pipe is needed.
- No structure shall be erected, placed, or structurally altered upon any lot until the building plans, specifications and plot plan showing the location of such building has been approved by the developer as to conformity of quality and exterior design and as to topography and finished grade elevation.
- No incomplete or junk type structures shall be permitted on the property, and no camper type trailer, tent or shack may be used either temporarily or permanently as a dwelling.
- Invalidation of any one of these covenants by judgement or court action shall in no wise affect any of the other provisions which shall remain in full force and effect. Failure on the part of the owner of any lot in the subdivision, or any addition thereof, to object to the violation of any provision herein contained, or to institute legal proceedings to enforce any such provision regardless of the duration of such failure, shall not constitute a waiver of, or estoppel to assert, any right conferred by these covenants, restrictions, and land limitations.
- These covenants, limitations, and restrictions, or any part of them, may be amended only by the vote of the owners of 50% of the lots in the subdivision after the developer ceases to own a lot. The developer may amend these covenants at any time as long as he owns one lot.

Revised Restrictive Covenants
Recorded in Warranty Deed
Book 384 Page 61
Dated 12-08-2000
W.E. Davis Chancery Clerk
By M. Cahri, DC

DEVELOPER: MEB, INC.
Robert M. Bailey
J.W. Eubanks

RUTHERFORD & ASSOCIATES
ENGINEERING CONSULTANTS / SURVEYORS
254 WEST VALLEY STREET, SUITE 208 / HENRIETTA, MI 48063
TELEPHONE 810-125-5768

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THE DESOTO CO. HEALTH DEPT. WILL BE ASKED TO
APPROVE SOME TYPE OF INDIVIDUAL ON-SITE
WASTEWATER DISPOSAL SYSTEM IN THIS
SUBDIVISION.

12-3-97

- (1) Water usage Not To Exceed 500 gal/d
- (2) House placement by The Health Dept. May be Necessary
- (3) Underground absorption will Not be used on most of these lots,
- (4) Excessive grading will void this approval

OWNER'S CERTIFICATE

I, ROBERT M. BAILEY, President of MEB, INC., for and on behalf of said corporation, hereby adopt this as our plan of subdivision and dedicate the right-of-way of roads as shown on the plat of the subdivision to the public use forever and reserve for the public utilities the utility easements shown on the plat, as the act and deed of said corporation, after first having been duly authorized by said corporation so to do.

ROBERT M. BAILEY, President
MEB, INC.

NOTARY'S CERTIFICATE

State of Mississippi
County of DeSoto

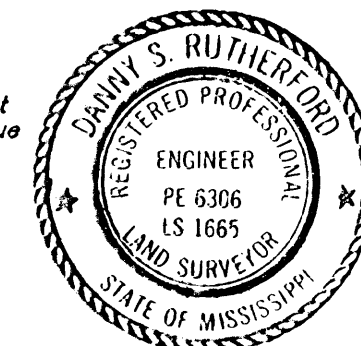
Personally appeared before me the undersigned authority in and for said county and state on the 3rd day of December, 1997, within my jurisdiction the within named ROBERT M. BAILEY, who acknowledged that he is President of MEB, Inc., a Mississippi Corporation and that for and on behalf of said corporation and as its act and deed, he executed the above and foregoing instrument, after having been duly authorized by said corporation so to do.

Notary
My commission expires: April 24, 2001

CERTIFICATE OF SURVEY

This is to certify that I have drawn the plat from a survey by myself and from deeds of record and that the plat represents the information and that it is true and correct.

DANNY S. RUTHERFORD, P.E.L.S.



Approved by the DESOTO COUNTY PLANNING COMMISSION on the 27th day of November, 1998.

CHAIRMAN

ATTEST

Approved by the DESOTO COUNTY BOARD OF SUPERVISORS on the 10th day of March, 1999.

PRESIDENT

W.E. Davis Chancery Clerk
by G. Starkey, DC

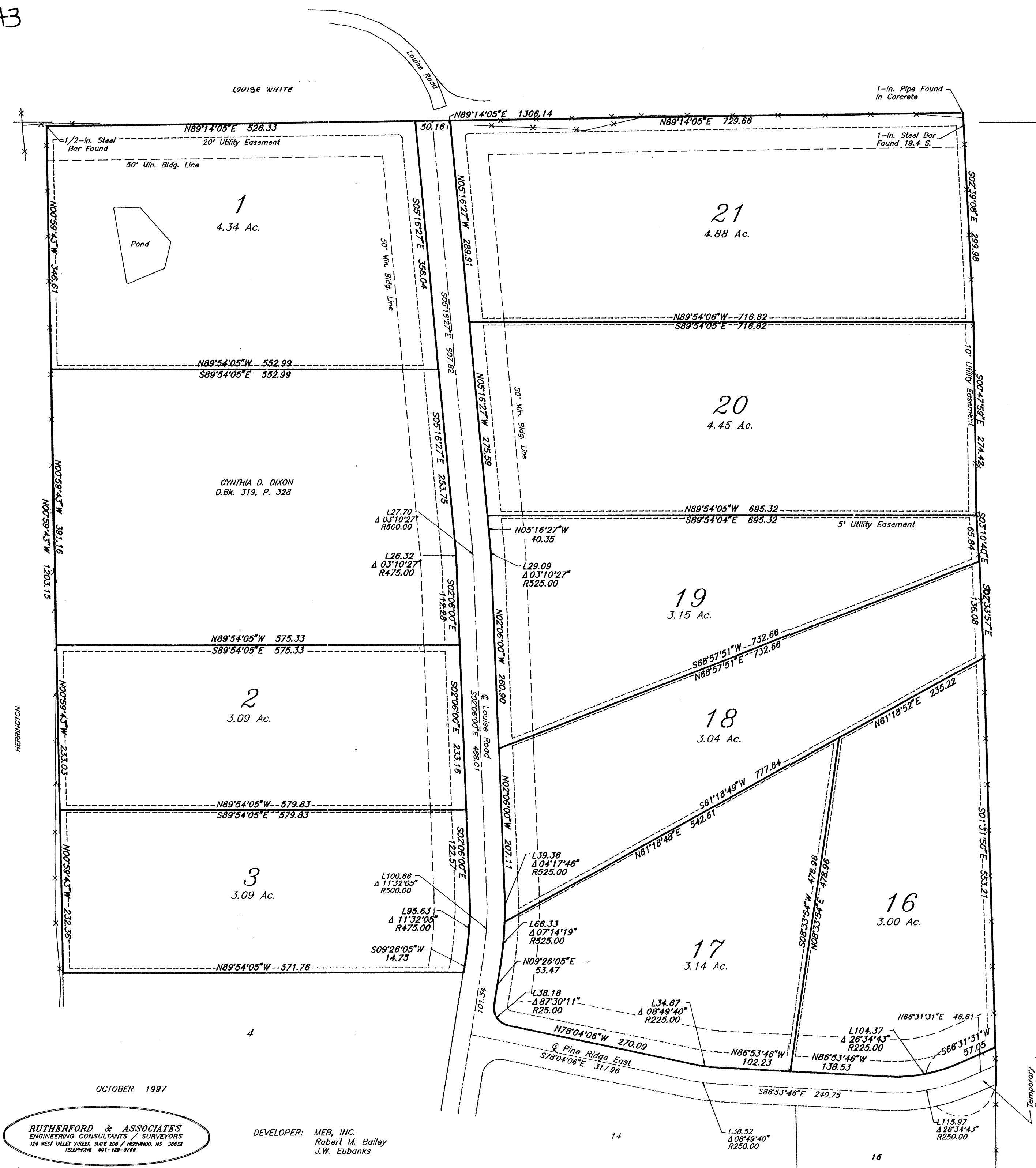
STATE OF MISSISSIPPI
COUNTY OF DESOTO

I hereby certify that the subdivision plat shown herein was filed for record by my office at 1:00 o'clock P.M. on the 10th day of March, 1999 and was duly recorded in Plat Book 384 on Page 61.

W.E. Davis Chancery Clerk
by G. Starkey, DC

PINE RIDGE

75.53 ACRES, ZONED "A", IN THE SOUTH
HALF OF SECTION 5, TOWNSHIP 3 SOUTH,
RANGE 5 WEST, DESOTO COUNTY, MISSISSIPPI



N O T E S

Lot corners are monumented by steel fence post unless otherwise noted.

Driveway culverts are the responsibility of the lot owners and not the responsibility of the developer of other county officials.

According to Federal Emergency Management Agency Flood Insurance Rate Map No. 28033C0150 D, dated May 3, 1990, the hereon shown property is not located in a flood hazard zone.

Water is provided by individual wells.

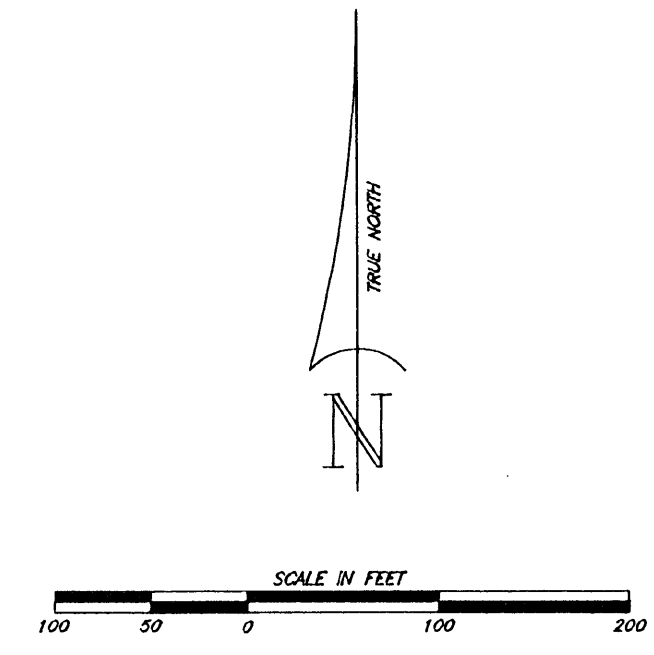
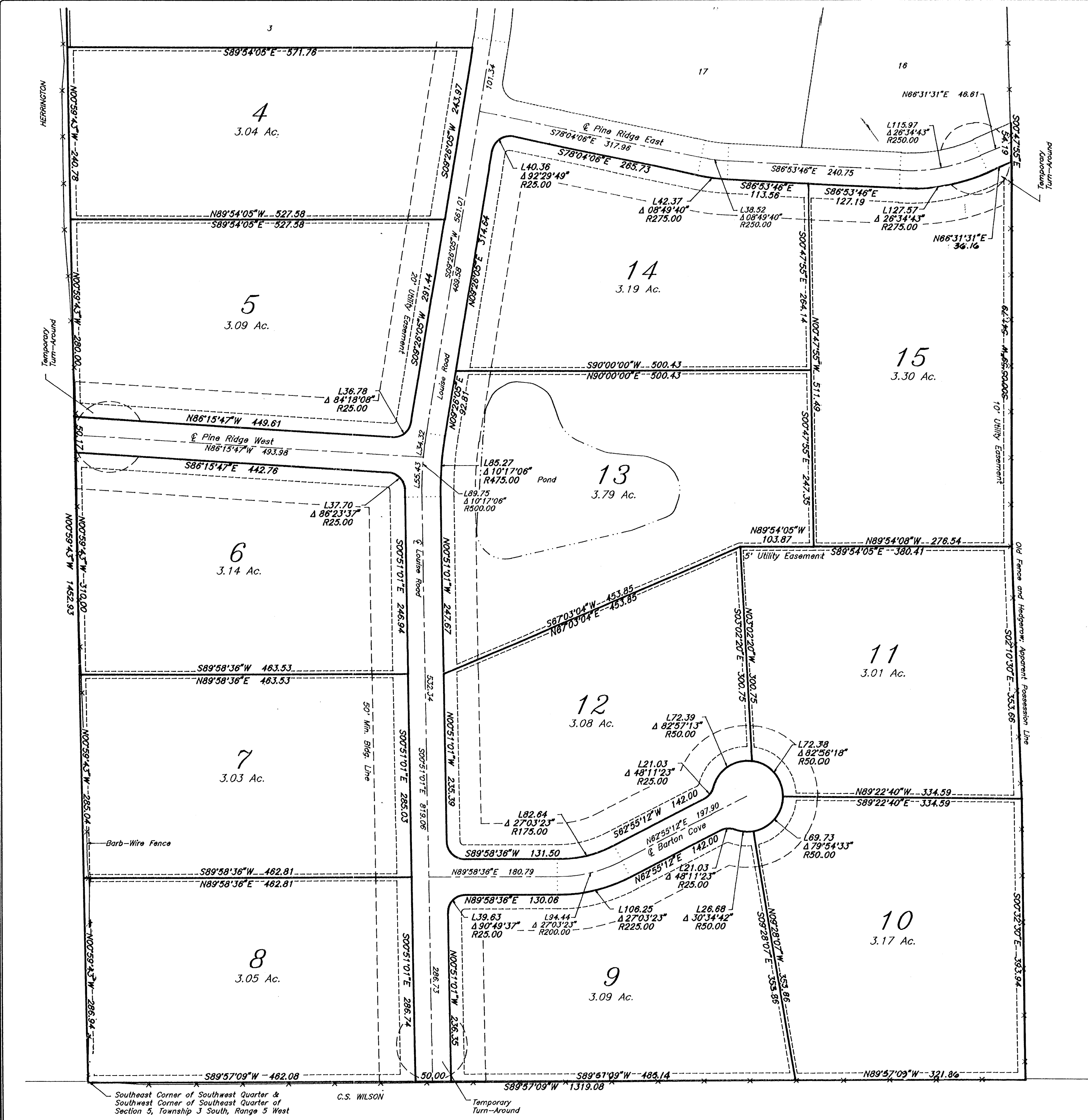
Sewer is provided by individual on site treatment.

MINIMUM YARD REQUIREMENTS

Front Setback	50 ft
Back Setback	40 ft
Side Setback	15 ft.

PINE RIDGE

75.53 ACRES, ZONED "A", IN THE SOUTH
HALF OF SECTION 5, TOWNSHIP 3 SOUTH,
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NOTES
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Water is provided by individual wells.
Sewer is provided by individual on site treatment.

MINIMUM YARD REQUIREMENTS
Front Setback 50 ft
Back Setback 40 ft
Side Setback 15 ft.

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75.53 ACRES, ZONED "A", IN THE SOUTH
HALF OF SECTION 5, TOWNSHIP 3 SOUTH,
RANGE 5 WEST, DESOTO COUNTY, MISSISSIPPI

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RUTHERFORD & ASSOCIATES
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201 WEST VALLEY STREET, SUITE 204 / HERRINGTON, MS 38453
TELEPHONE 901-429-5168

DEVELOPER: MEB, INC.
Robert M. Bailey
J.W. Eubanks

C.S. WILSON

OCTOBER 1997